

PROJECT DATA SHEET

DEVELOPMENT STANDARDS	REQUIRED/EXISTING	PROPOSED
Land Use Designation	High density residential, (44-73 du/ac - due to proximity to transit corridors)	71 du/ac
Zone	MR-800(B) in the Mid-City Communities Planned District	no change
Lot Size	21,000 sf (six contiguous lots)	no change
Density	35 units max. (1 unit per 600 sq. ft.)	34 units (1 unit per 617 sq.ft.)
Coverage	45%	exempt: entire structure built over enclosed parking
FAR	1.25 (plus a bonus equal to area used for underground parking)	1.20 (using the bonus for underground parking)
Height	60' if built over enclosed parking	58' maximum
Parking	62 auto (tandem permitted), 3 motorcycle, 15 bicycle	64 auto (24 spaces in tandem), 3 motorcycle, 16 bicycle
Front setback	10'	12'
Side setback	6', plus 3' for each story above the second	9' for all stories
Rear setback	1', plus 7' for each story above the second	8' for all stories
Architectural Features	At least 5 features from 1 list	Contemporary: multiple pitched roofs, entry porch, 18" eaves, transom windows, planted wall lattices.
Offsetting planes	6	6

Diagonal Dimension	120' maximum	170' *
Defensible Space	At least 3 features	Over 20% windows at the street wall, first floor at least 18" above finished grade, balconies facing the street
Private Exterior Usable Area	Average of 50 sq.ft. per unit, provided for at least 50% of units	Minimum of 50 sq.ft. provided for 100% of units

* Land Development Review recommends approval of this deviation to allow a maximum diagonal dimension of 170 feet where 120 feet would otherwise be required. Other design features, such as trellises, balconies and tall windows, and varying wall treatments and roof lines have been effectively used to minimize the mass of this project and provide an interesting building facade. Waiving the maximum diagonal dimension also allows an interior courtyard to be included in the project, with views into the courtyard available from the street.